

[Your Name]
[Your Address]
[Your Phone Number]
[Your Email]

[Date]

[Seller Name]
[Seller Address]

RE: Offer to Purchase Property at [Property Address]

Dear [Seller Name],

I am writing to submit a formal offer to purchase the property located at [Property Address]. I am interested in acquiring this property in its current "as-is" condition for an all-cash consideration.

My offer terms are as follows:

- **Purchase Price:** \$[Amount in USD]
- **Payment Terms:** All-cash. No mortgage or financing contingency is required.
- **Condition:** Purchased in "as-is" condition. I will not request any repairs or credits for property defects.
- **Earnest Money Deposit:** \$[Amount] to be held by [Escrow/Title Company Name].
- **Closing Date:** [Number] days after acceptance of this offer, or on a date of your choosing.
- **Inspection Period:** [Number] days for a walkthrough/due diligence, with no obligation to the seller to make improvements.

Attached to this letter, you will find a Proof of Funds (POF) document confirming that I have the necessary liquid assets to complete this transaction immediately.

Because this is a cash offer with no financing hurdles, we can ensure a fast, certain, and stress-free closing process. This offer shall remain valid until [Time] on [Date].

Thank you for your time and consideration. I look forward to your response.

Sincerely,

[Your Signature]

[Your Printed Name]